

SNAPSHOT of HOME Program Performance--As of 03/31/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State:	92		
% of Funds Committed	79.42 %	91.16 %	87	92.07 %	0	4	
% of Funds Disbursed	76.26 %	83.89 %	74	84.14 %	10	15	
Leveraging Ratio for Rental Activities	10.33	5.84	1	4.79	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	89.44 %	75.05 %	33	81.45 %	56	37	
% of Completed CHDO Disbursements to All CHDO Reservations***	67.40 %	69.01 %	45	69.74 %	39	37	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.44 %	79.06 %	14	80.97 %	95	86	
% of 0-30% AMI Renters to All Renters***	49.43 %	40.24 %	34	45.50 %	63	55	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.43 %	93.41 %	29	95.55 %	66	53	
Overall Ranking:			In State:	24 / 92	Nationally:	61 61	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$34,117	\$35,004		\$26,831	870 Units	58.10 %	
Homebuyer Unit	\$28,124	\$20,947		\$15,029	542 Units	36.20 %	
Homeowner-Rehab Unit	\$38,623	\$27,511		\$20,806	81 Units	5.40 %	
TBRA Unit	\$16,428	\$2,735		\$3,228	5 Units	0.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (214 PJs)

C = PJ's Annual Allocation is less than \$1 million (283 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Oakland CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$302,256	\$131,335	\$47,439
State:*	\$135,492	\$114,689	\$28,606
National:**	\$96,090	\$75,663	\$23,585

CHDO Operating Expenses:
(% of allocation)

PJ: 3.2 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.21

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	13.2	10.7	3.7	0.0	Single/Non-Elderly:	14.7	22.5	18.5	0.0
Black/African American:	49.8	38.9	92.6	0.0	Elderly:	60.8	3.0	59.3	0.0
Asian:	25.9	0.9	0.0	0.0	Related/Single Parent:	18.7	31.4	7.4	0.0
American Indian/Alaska Native:	0.6	0.2	1.2	0.0	Related/Two Parent:	4.3	34.5	13.6	0.0
Native Hawaiian/Pacific Islander:	0.0	0.4	0.0	0.0	Other:	1.5	5.4	1.2	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.2	0.0	0.0					
Black/African American and White:	0.2	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.2	0.0	0.0	0.0					
Other Multi Racial:	0.1	0.4	0.0	0.0					
Asian/Pacific Islander:	3.9	15.3	0.0	0.0					
ETHNICITY:									
Hispanic	6.0	33.0	2.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	65.7	23.2	69.1	0.0	Section 8:	37.9	0.0 [#]		
2 Persons:	18.2	22.9	18.5	0.0	HOME TBRA:	0.0			
3 Persons:	6.8	23.1	4.9	0.0	Other:	15.7			
4 Persons:	5.3	15.9	3.7	0.0	No Assistance:	46.4			
5 Persons:	3.0	8.9	2.5	0.0					
6 Persons:	0.6	4.1	1.2	0.0					
7 Persons:	0.2	1.3	0.0	0.0					
8 or more Persons:	0.2	0.7	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				98

* The State average includes all local and the State PJs within that state

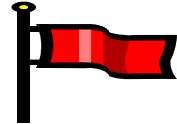
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Oakland State: CA Group Rank: 61
 (Percentile)
 State Rank: 24 / 92 PJs Overall Rank: 61
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 75.25%	89.44	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 50.43%	67.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.44	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.30%	99.43	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.340	4.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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